

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/27 PARK ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

1/45 IRVING STREET MOUNT WAVERLEY VIC 3149	\$1,155,000	07-Mar-26
2/24 HANSEN STREET MOUNT WAVERLEY VIC 3149	\$1,270,000	01-Nov-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 March 2026


**1/45 IRVING STREET MOUNT
WAVERLEY VIC 3149**
 3
  1
  1

Sold Price

^{RS}
\$1,155,000

Sold Date

07-Mar-26

Distance

1.14km

**2/24 HANSEN STREET MOUNT
WAVERLEY VIC 3149**
 3
  1
  1

Sold Price

\$1,270,000

Sold Date

01-Nov-25

Distance

1.83km
RS = Recent sale

UN = Undisclosed Sale

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